



GRASSROOTS
REALTY GROUP

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40 Henefer Road SW
Calgary, Alberta

MLS # A2314532



\$695,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Sloped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: Shed

OPEN HOUSE. Sunday, June 28th. 2:00-4:00pm. Bright, welcoming, and beautifully updated, this Haysboro home blends timeless charm with modern comfort in a layout designed for both everyday living and effortless entertaining. Flooded with natural light, the open-concept main floor showcases refinished original hardwood floors, a spacious living room with a large bay window, and inviting spaces perfect for gathering with family and friends. The stylish kitchen features quartz countertops, stainless steel appliances, updated lighting, and excellent flow into the generous dining area—ideal for everything from casual breakfasts to lively dinner parties. Upstairs, you’ll find two spacious bedrooms, two full 4-piece bathrooms, including a stunning ensuite with a walk-in shower, plus the added convenience of upper-floor laundry. The fully developed lower level offers the ultimate cozy retreat with a large rec room anchored by a charming wood-burning stove—perfect for movie nights and relaxing evenings at home. Two additional bedrooms, a third full bathroom with quartz countertops, and outstanding storage complete the lower level. Outside, the expansive west-facing backyard is a beautifully tiered and exceptionally private oasis surrounded by mature greenery. With plenty of space for gardening, summer BBQs, entertaining, and kids to play, it’s an outdoor setting that’s just as impressive as the home itself. Ideally situated on a quiet street within walking distance to the LRT, this location offers quick access to downtown along with nearby schools, parks, Chinook Centre, Glenmore Reservoir pathways, and countless everyday amenities. A perfect opportunity for families seeking comfort, style, and convenience in one of Calgary’s most established communities. *Notable mentions - Furnace, December 2024. Dryer 2023 and

Dishwasher 2026. *** IGuide available upon request. :). QUOTE for 20x20 DOUBLE car GARAGE came in at \$29,900 + GST. More info available upon request. RPR upon request.